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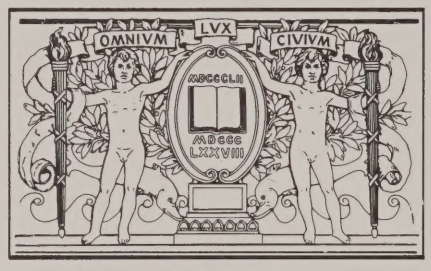

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REHAB

A PROGRESS REPORT

January 1971

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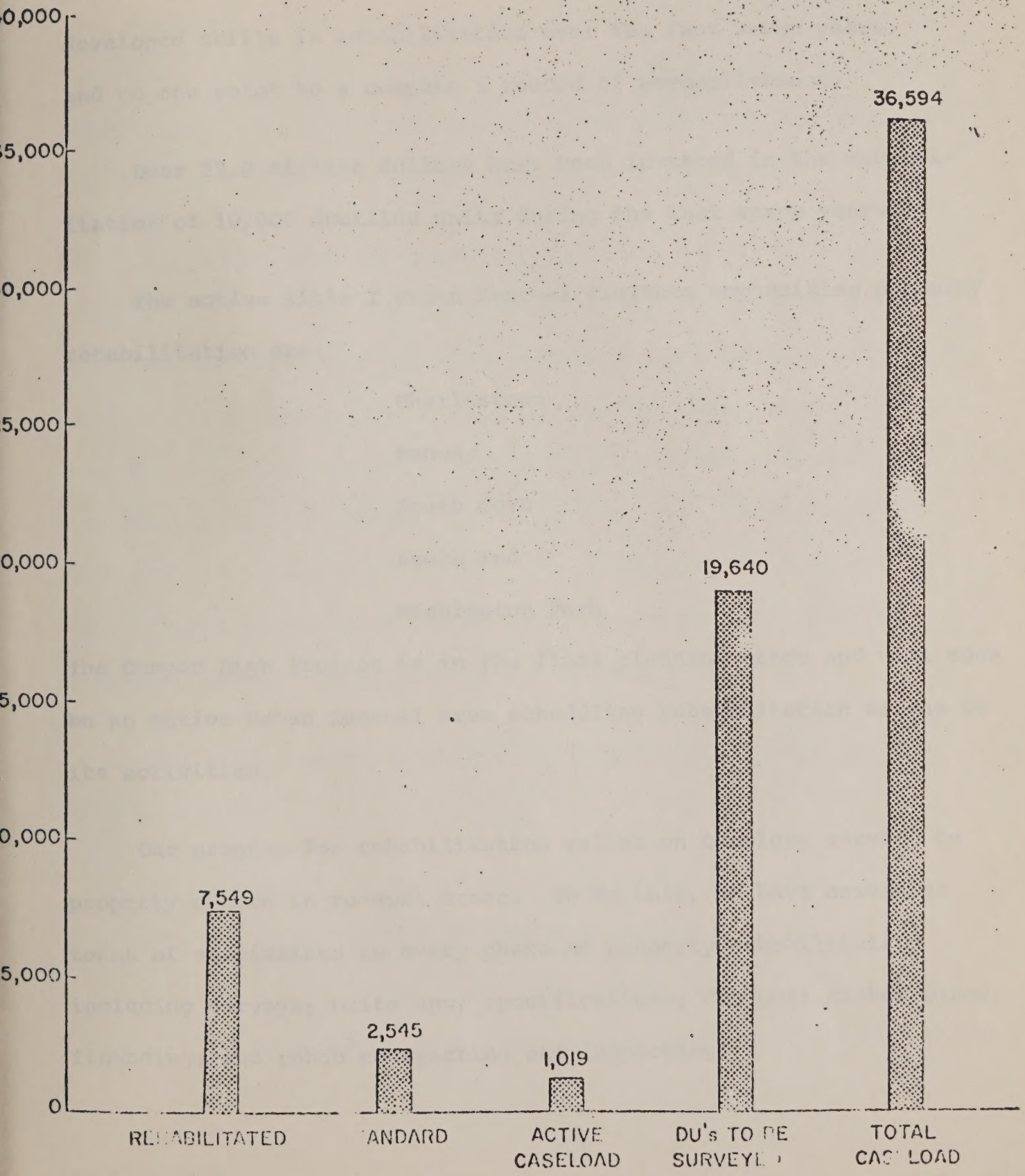
PROGRESS REPORT

REHABILITATION SECTION

BOSTON REDEVELOPMENT AUTHORITY

JANUARY 1971

REHABILITATION PROGRESS - ALL PROJECTS
(DWELLING UNITS)
JANUARY 1, 1971



One of the most difficult, yet vital parts of Boston's renewal program is the rehabilitation of existing residential and commercial structures. The Redevelopment Authority has developed skills in rehabilitation over the last seven years, and we can point to a competent record of accomplishment.

Over 35.8 million dollars have been invested in the rehabilitation of 10,000 dwelling units during the last seven years.

The active Title I Urban Renewal Projects emphasizing property rehabilitation are:

Charlestown

Fenway

South Cove

South End

Washington Park

The Campus High Project is in the final planning stage and will soon be an active Urban Renewal Area scheduling rehabilitation as one of its activities.

Our program for rehabilitation relies on complete service to property owners in renewal areas. To do this, we have assembled teams of specialists in every phase of property rehabilitation including surveys; write ups; specifications; designs; sketch plans; financing; and rehab contracting and inspecting.

Buildings are surveyed by rehabilitation specialists to determine what should be done to bring the properties up to modern-day condition. Many buildings require no work at all; still others require a major input of new improvements to correct conditions that might have been acceptable 50 or 60 years ago, but measured by today's standards, require some form of change.

The Rehabilitation Specialist performs a work write up listing all of the things that must be done and includes general property improvements suggested by the owner. The cost of the work is estimated by the specialist and the owner is then introduced to our finance specialist who analyzes the proposed cost of rehab and the existing property debt. Bids are requested from local contractors and, when financing arrangements are completed, the work begins. During the course of the work, semi-weekly inspections are performed by rehabilitation staff.

All of the above services are performed at no cost to the property owner.

We have a full range of financing tools, including the conventional rehab loan at market rate interest, the Direct 3% Federal Rehab Loan for 20 years, the Direct Federal Grant of up to $3,500 for qualified owners and FHA Insured loans and mortgages.

A more detailed sketch of rehab financing may be stated:

1. Section 115 Direct Rehabilitation Grant of up to $3,500 to qualified owner occupants of 1-4 family dwellings. This program is directly administered by BRA staff in the area site offices.

2. Section 312 Direct Rehabilitation Loan of up to $17,500 per dwelling unit. The money is loaned for rehabilitation purposes and carries an interest rate of 3% for a maximum of 20 years. In some cases, eligible owner-occupants of 1-4 unit structures may include refinancing of their existing property debt at 3% for 20 years. This program is processed, approved and administered at the local level.

3. The Section 220 FHA rehab loan or mortgage is a system of insured mortgaging that allows purchase and rehab of existing residential structures or refinancing and rehab of existing structures. It enjoys a mortgage term of 30 years and, at present, a market rate (7½%) of interest.

4. Conventional rehab loans from commercial and savings banks at various rates of interest and varying terms of mortgage duration.

Workload

The following describes the individual projects in terms of caseload, project start and execution period:

Project	Properties	Units	Start	In Execution
Charlestown	2,161	4,555	Nov. 1965	5+ years
Fenway	565	5,039	June 1967	3+ years
South Cove	274	595	Apr. 1966	4+ years
South End	3,375	20,623	June 1966	4+ years
Washington Park	1,430	5,782	May 1963	7+ years
TOTAL	7,805	36,594		
Surveys Completed	4,882	16,954		
Surveys Remaining	2,923	19,640		

Progress

To date, almost 17,000 units have been inspected by Authority staff in rehab areas.

On January 1, 1971 a total of 8568 units had been rehabilitated at a cost of $35,817,900 while an additional 2695 units had been surveyed and found to meet the rehab standards without any work at all. Non-residential and mixed-use properties have been rehabilitated at an additional cost of almost $4 million.

PROGRAMS TO FINANCE REHABILITATION

Of the $35.8 million in residential rehab investment, the following methods of financing were employed:

FINANCING	PROPERTIES	UNITS	AMOUNT	PERCENTAGE
Direct Loans & Grants	607	1,303	$ 6,335,400	17%
FHA Insured Loans	384	2,902	16,857,671	49%
Conventional Loans	369	1,346	7,123,626	19%
Private Funds	969	2,994	5,461,776	15%

SECTION 312 DIRECT LOAN

346 properties containing 884 units at a rehab cost of $5,506,605.

SECTION 115 DIRECT GRANT

207 properties containing 333 units at a rehab cost of $531,139.

COMBINATION 312 AND 115

54 properties containing 86 units at a rehab cost of $297,656.

Individual Program Total: 400 Section 312 Loans and 261 Direct Federal Grants.

FHA INSURED MORTGAGES
Section 220

228 properties containing 849 units at a rehab cost of $2,477,512.

Section 221 (d) (3) Multifamily Rehab

156 properties containing 2053 units at a rehab cost of $14,380,159.

CONVENTIONAL MORTGAGES

369 residential properties containing 1346 units and 25 non residential properties at a total rehab cost of $7,123,626.

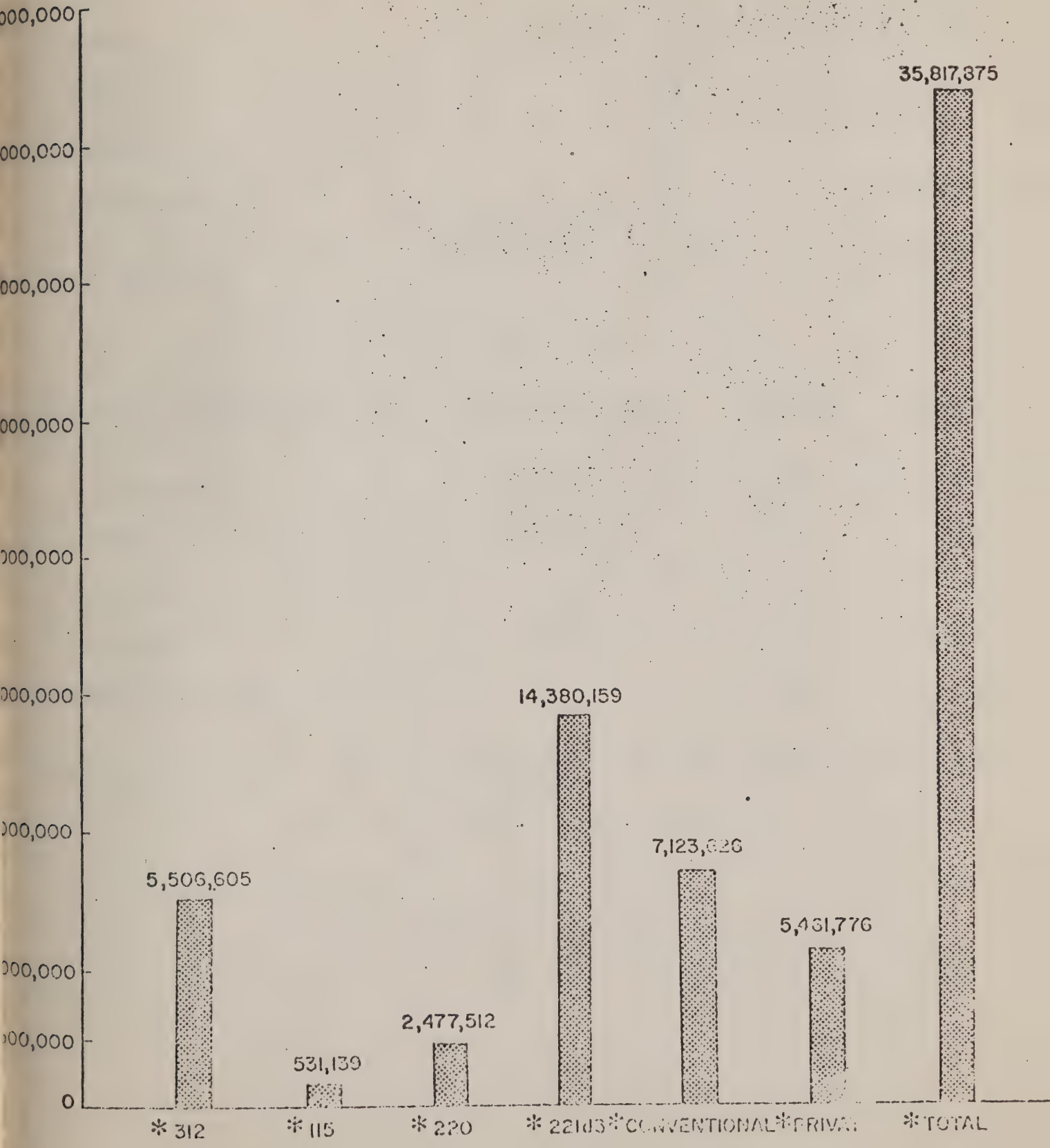
CUMULATIVE PROGRESS BY PROJECT / JANUARY 1, 1971

The following pages list summary reports of (I) Rehabilitation Investment, (II) HUD Loan and Grant Activity, (III) Individual Remaining Effective Caseload, (IV) Average Rehab Unit Cost, and (V) Profile of Yearly Progress 1967-71.

I

Rehab Investment	Residential	Non Residential	Total
Charlestown	$ 4,371,000	$ 22,900	$ 4,393,900
Fenway	2,922,200	2,170,290	5,092,490
South Cove	559,300	1,039,700	1,599,000
South End	12,950,000	493,300	13,443,300
Washington Park	15,018,400	188,450	15,206,850
All Projects	$35,820,900	$3,914,640	$39,735,540

REHABILITATION FINANCING METHODS
ALL PROJECTS
JANUARY 1, 1971



* DOES NOT INCLUDE NON-RESIDENTIAL OR MIXED USE

II

Direct HUD Loan and Grant Activity	Section 312 Loans	Section 115 Grants
Charlestown	136	114
Fenway	3	2
South Cove	6	1
South End	148	67
Washington Park	107	77
All Projects	400	261

III

Effective Caseload (properties)	To Be Surveyed	Working	Total
Charlestown	630	192	822
Fenway	167	---	167
South Cove	117	8	125
South End	2007	117	2124
Washington Park	2	17	19
All Projects	2923	334	3257

IV

AVERAGE REHABILITATION COST*
PER
DWELLING UNIT

FINANCE PROGRAM	CHARLESTOWN	FENWAY	SOUTH COVE	SOUTH END	WASH PARK	ALL PROJECTS
HA 220	$1,826	$-----	$-----	$ 4,977	$2,827	$2,918
HA 221 (d) (3)	-----	8,326	-----	11,760	6,061	7,004
ONVENTIONAL	3,347	3,046	8,363	7,981	2,244	5,292
.A.	-----	-----	-----	-----	1,712	1,712
. 312	6,946	1,650	6,780	9,171	2,774	6,227
. 115	1,860	-----	-----	1,902	1,043	1,595
OMB 312 & 115	4,218	-----	-----	4,766	2,149	3,461
RIVATE FUNDS	2,938	686	3,473	6,872	1,045	1,824

anuary 1, 1971
entral Rehab Office
oston Redevelopment Authority

Figures compiled from Monthly Cumulative Rehab Progress Reports

PROFILE OF PROGRESS BY YEAR / 1967-1971 / REHABILITATION COMPLETED AND PROPERTIES DECLARED STANDARD

Year		Properties	Dwelling Units
1967	Completed	116	957
	Standard	94	745
	TOTAL	210	1702
1968	Completed	881	2921
	Standard	157	531
	TOTAL	1038*	3452*
1969	Completed	315	1246
	Standard	22	264
	TOTAL	337	1510
1970	Completed	336	1095
	Standard	64	151
	TOTAL	400	1246

*Activity in the "Boston Rehabilitation Project" (BRP) within the Washington Park Urban Renewal Area is partially responsible for the jump in the 1968 totals. Progress in Washington Park in 1968 amounted to 255 properties containing almost 1500 units rehabilitated or declared "standard".

REHABILITATION STAFF

The Rehabilitation Section is a part of the Residential Development Department under the Administrator for Development and Legal Support Services. At the present time, permanent / temporary staff numbers 45 persons.*

Rehabilitation staffing is structured to provide a project team for each of the "Rehab" projects and a central staff to provide direction, policy and coordination, as well as legal, financial and record control and reporting to all projects. The central office also maintains records of approved contractors for Federal participation loans and grants and prepares disposition memoranda for Authority action.

Each project team contains a Chief, or Rehab Officer, Rehab and Finance Specialists and Draftsmen / Designers. The two largest projects, Charlestown and South End are staffed with Community Organization personnel to make contacts for survey appointments.

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* During the past year the rehabilitation section was reduced by 25 staff members through transfers and resignations. Progress has been maintained to some extent, but the initial survey figures slipped in November and December of 1970.

A very brief description of individual duties is as follows:

Rehabilitation Specialist (Construction Analyst)

Survey property, apply codes and urban renewal standards, perform work write up, cost estimate and prepare case for bidding, inspect work in progress and approve partial payment requests. Certificate of Completion is approved by the Rehabilitation Specialist.

Finance Specialist

Interview rehab loan applicants, run credit, employment, and equity fund verifications, process and compute feasibility, prepare loan application for HUD review, assemble documents for closings and close out loans at job completion.

Legal Staff

Prepare and execute Section 312 loan closings; prepare, and after approval, execute passings on sales housing in rehab areas; assist at problem solving in rehab contract disputes; record mortgages in connection with Direct Federal Loan Program.

] igners / Draftsmen

Consu ith owners and staff specialists where needed; prepare sketch drawings and rendering work; design improvements as needed or required to package rehabilitation work.

A complete listing of Rehab personnel follows as well as yearly salary expenditures for the last three years.

CENTRAL REHAB

McGilvray, R.	Chief of Rehab Section
Spencer, J.	Sr Adm Asst II
Storti, K.	Rehab Fin Spec I
Gould, N.	Rehab Fin Spec I
Frieser, E.	Secy Steno II

REHAB LEGAL

Simeone, R.	Asst Legal Officer II
Hines, P.	Asst Legal Officer II

CHARLESTOWN

Valliere, L	Chief Rehab Officer
Landry, J.	Sr Rehab Const Anal
Scott, A.	Rehab Const Anal IV
Wilmott, R.	Rehab Const Anal III
DeAngelis, M.	Rehab Const Anal I
Conley, L.	Rehab Const Anal III
Tice, D.	Rehab Asst II
Collings, H.	Rehab Fin Spec IV
Devine, E.	Architect III
Herlihy, D.	Sr Draftsman I
Charyna, J.	Technician IV
Ducker, A.	Secy Steno II
Driscoll, R.	Secy Steno I
Diorio, B.	Sr Clerk Typist

SOUTH END

Kennedy, J.	Chief Rehab Officer
Draper, W.	Sr Rehab Const Anal
Savioli, V.	Rehab Const Anal IV
Ardizzoni, J.	Rehab Const Anal III
Crowley, W.	Rehab Const Anal IV
Delco, E.	Rehab Const Anal III
Fallon, D.	Rehab Const Anal I
Harris, T.	Rehab Const Anal II
Ibanez, F.	Rehab Const Anal I
McInerney, F.	Sr Rehab Const Anal
Nicholls, B.	Rehab Const Anal IV
Pepicelli, J.	Rehab Const Anal IV
Randolph, H.	Rehab Const Anal IV
Sweeney, J.	Rehab Const Anal III
Ricca, S.	Rehab Fin Officer I
Saravelas, T.	Technician III
Landrum, A.	Secy Steno III
Hester, D.	Adm Clerk I

COMBINED PROJECTS

FENWAY

Marlowe, H.	Rehab Officer I
Cassidy, J.	Rehab Const Anal IV
Gordon, K.	Rehab Fin Spec II
Scalfani, K.	Sr Clerk Steno

SOUTH COVE

-

WASHINGTON PARK

Kennedy, M.	Rehab Const Anal IV
Morrison, J.	Rehab Const Anal IV

STAFF SALARY COSTS 1968-1971

The Central Rehab Division, in 1968 and 1969, included the Mixed-Use and Non-Residential Division. In 1970 the Mixed-Use and Non-Residential Division was dissolved and staff were transferred to project area offices. At the same time, Washington Park, South Cove and the Fenway Projects were combined into one unit under the title Combined Projects.

Staff Salary Costs - 1968

Central Rehab		$116,134
Charlestown		165,594
Fenway		32,369
South Cove		21,710
South End		194,187
Washington Park		104,759
	TOTAL	$634,751

Staff Salary Costs - 1969

Central Rehab		$134,605
Charlestown		128,145
Fenway		30,853
South Cove		30,304
South End		169,023
Washington Park		40,070
	TOTAL	$533,000

Staff Salary Costs - 1970

Central Rehab		$ 77,502
Charlestown		129,364
South End		173,819
Combined Projects		56,379
	TOTAL	$437,064 *

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* The total reflects salary costs in December of 1970. During the year, 25 employees left the Rehab Section. At the present time, the Rehab Staff totals 45 people.

Charlestown, our third largest project, has had surveys completed on all but 630 properties. We shall try to attain a rate of 30 surveys per month and complete our survey activity by November of 1972. Rehabilitation completions and/or declarations of standard condition will be targeted to keep pace with survey activity so that the rehabilitation phase of the project will be ready for final review late in 1973.

The Fenway and South Cove Projects are proceeding fairly close to our timetable. Rehabilitation activity is scheduled to keep apace of new development and project improvements in both of these areas. All required surveys will be completed during 1971 and rehabilitation will be completed in early 1973.

In the South End Project, we face our most serious challenge to successful rehabilitation. The masonry row-type structures contain almost every conceivable occupancy grouping and condition of maintenance. After almost five years, only one-third of the area has been surveyed by our staff. Rehabilitation has been completed on over 1,500 units at an average cost of $8,320 per unit, although this average is affected by the FHA multi family rehabilitation cost of over $11,700 per unit.

(18)

Much remains to be done in the South End and all of our efforts in the Rehabilitation Department are being focused on the South End Project to complete our surveys and accomplish our objectives for successful rehabilitation. It is estimated that at least five more years will be required to do the job in the South End.

The Washington Park Project should be closed out early in 1971. The area could have been closed out last year but there were still some residents seeking BRA service and low-interest loans. In almost eight years Washington Park has produced over 15 million dollars of private investment in rehabilitation by the community. Much of this investment has been a vote of confidence in the area by absentee landlords.

We consider the project a success.

The following pages contain cumulative progress reports for each of the five active "Rehab" projects.

CHARLESTOWN URBAN RENEWAL AREA
MASS R-55

Summary of Rehabilitation Progress

	Properties	Dwelling Units	Rehab Cost
Total Workload	2,161	4,555	-
Surveys Completed	1,531	2,988	-
Rehab Completed			
Residential	460	803	$2,925,300
Non-Residential	2	-	19,850
Mixed-Use	2	-	-
Committed/Underway			
Residential	192	406	1,445,911
Non-Residential	-	-	-
Mixed-Use	6	-	3,000
Standard Property			
Residential	197	370	-
Non-Residential	5	-	-
Mixed-Use	8	-	-
Subject to Acquisition			
Residential	17	38	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Total	889	1,617	$4,394,061

Description of Financing

FHA 220			
Residential	23	42	$ 76,703
Non-Residential	-	-	-
Mixed-Use	-	-	-
Conventional			
Residential	16	27	90,379
Non-Residential	-	-	-
Mixed-Use	-	-	-
115 Grant			
Residential	92	139	258,565
Non-Residential	-	-	-
Mixed-Use	-	-	-

CHARLESTOWN SUMMARY (Cont.)

	Properties	Dwelling Units	Rehab Cost
Description of Financing			
312 Loan			
Residential	114	241	$1,674,141
Non-Residential	-	-	-
Mixed-Use	1	-	-
115/312 Combo			
Residential	22	30	126,485
Non-Residential	-	-	-
Mixed-Use	-	-	-
Private Funds			
Residential	385	730	2,144,937
Non-Residential	2	-	22,851
Mixed-Use	7	-	-
Total	662	1,209	$4,394,061

FENWAY URBAN RENEWAL AREA
MASS R-115

(21)

Summary of Rehabilitation Progress

	Properties	Dwelling Units	Rehab Cost
Total Workload	565	5039	$ -
Surveys Completed	398	4285	-
Rehab Completed			
Residential	77	1193	2,922,222
Non-Residential	39	-	2,170,290
Mixed-Use	-	-	-
Committed/Underway			
Residential	-	-	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Standard Property			
Residential	67	851	-
Non-Residential	109	-	-
Mixed-Use	11	-	-
Subject to Acquisition			
Residential	3	58	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Total	306	2102	$5,092,512

Description of Financing

FHA 221			
Residential	6	173	$1,440,488
Non-Residential	-	-	-
Mixed-Use	-	-	-
Conventional			
Residential	27	309	941,250
Non-Residential	13	-	1,308,000
Mixed-Use	-	-	-
115 Grant			
Residential	1	1	2,985
Non-Residential	-	-	-
Mixed-Use	-	-	-

FENWAY SUMMARY (Cont.)

Description of Financing	Properties	Dwelling Units	Rehab Cost
312 Loan			
Residential	2	44	$ 72,649
Non-Residential	-	-	-
Mixed-Use	-	-	-
115/312 Combo			
Residential	1	1	8,450
Non-Residential	-	-	-
Mixed-Use	-	-	-
Private Funds			
Residential	40	665	456,400
Non-Residential	26	-	862,290
Mixed-Use	-	-	-
Total	116	1193	$5,092,512

SOUTH COVE URBAN RENEWAL AREA
MASS R-92

Summary of Rehabilitation Progress

	Properties	Dwelling Units	Rehab Cost
Total Workload	274	595	$ -
Surveys Completed	157	394	-
Rehab Completed			
Residential	45	107	309,824
Non-Residential	16	-	1,039,700
Mixed-Use	-	-	-
Committed/Underway			
Residential	8	29	249,484
Non-Residential	-	-	-
Mixed-Use	-	-	-
Standard Property			
Residential	60	186	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Subject to Acquisition			
Residential	-	-	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Total	129	322	$1,599,008

Description of Financing

FHA 221			
Residential	-	-	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Conventional			
Residential	4	11	$ 92,000
Non-Residential	-	-	-
Mixed-Use	-	-	-
115 Grant			
Residential	1	3	3,485
Non-Residential	-	-	-
Mixed-Use	-	-	-

SOUTH COVE SUMMARY (Cont.)

	Properties	Dwelling Units	Rehab Cost
Description of Financing			
312 Loan			
Residential	6	12	$ 81,356
Non-Residential	-	-	-
Mixed-Use	-	-	-
115/312 Combo			
Residential	-	-	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Private Funds			
Residential	42	110	382,467
Non-Residential	16	-	1,039,700
Mixed-Use	-	-	-
Total	69	136	$1,599,008

Summary of Rehabilitation Progress

	Properties	Dwelling Units	Rehab Cost
Total Workload	3,375	20,623	$ -
Surveys Completed	1,368	3,511	-
Rehab Completed			
Residential	415	1,043	9,262,627
Non-Residential	3		86,200
Mixed-Use	7		18,835
Committed/Underway			
Residential	117	513	3,684,075
Non-Residential	16	-	345,150
Mixed-Use	10	-	43,103
Standard Property			
Residential	66	129	-
Non-Residential	3	-	-
Mixed-Use	4	-	-
Subject to Acquisition			
Residential	6	13	-
Non-Residential	-	-	-
Mixed-Use	-	-	-
Total	647	1,698	$13,439,990

Description of Financing

FHA 220			
Residential	20	56	$ 279,710
Non-Residential	-	-	-
Mixed-Use	-	-	-
FHA 221			
Residential	50	271	3,187,131
Non-Residential	-	-	-
Mixed-Use	-	-	-
Conventional			
Residential	205	655	5,228,039
Non-Residential	11	-	322,500
Mixed-Use	11	-	39,275

SOUTH END SUMMARY (Cont.)

Description of Financing		Properties	Dwelling Units	Rehab Cost
115 Grant				
Residential		54	79	$ 150,239
Non-Residential		-	-	-
Mixed-Use		-	-	-
312 Loan				
Residential		135	320	2,934,746
Non-Residential		1	-	29,900
Mixed-Use		1	-	4,028
115/312 Combo				
Residential		13	17	81,028
Non-Residential		-	-	-
Mixed-Use		-	-	-
Private Funds				
Residential		55	158	1,085,809
Non-Residential		7	-	78,950
Mixed-Use		5	-	18,635
	Total	568	1,556	$13,439,990

WASHINGTON PARK URBAN RENEWAL AREA
MASS R-24

Summary of Rehabilitation Progress

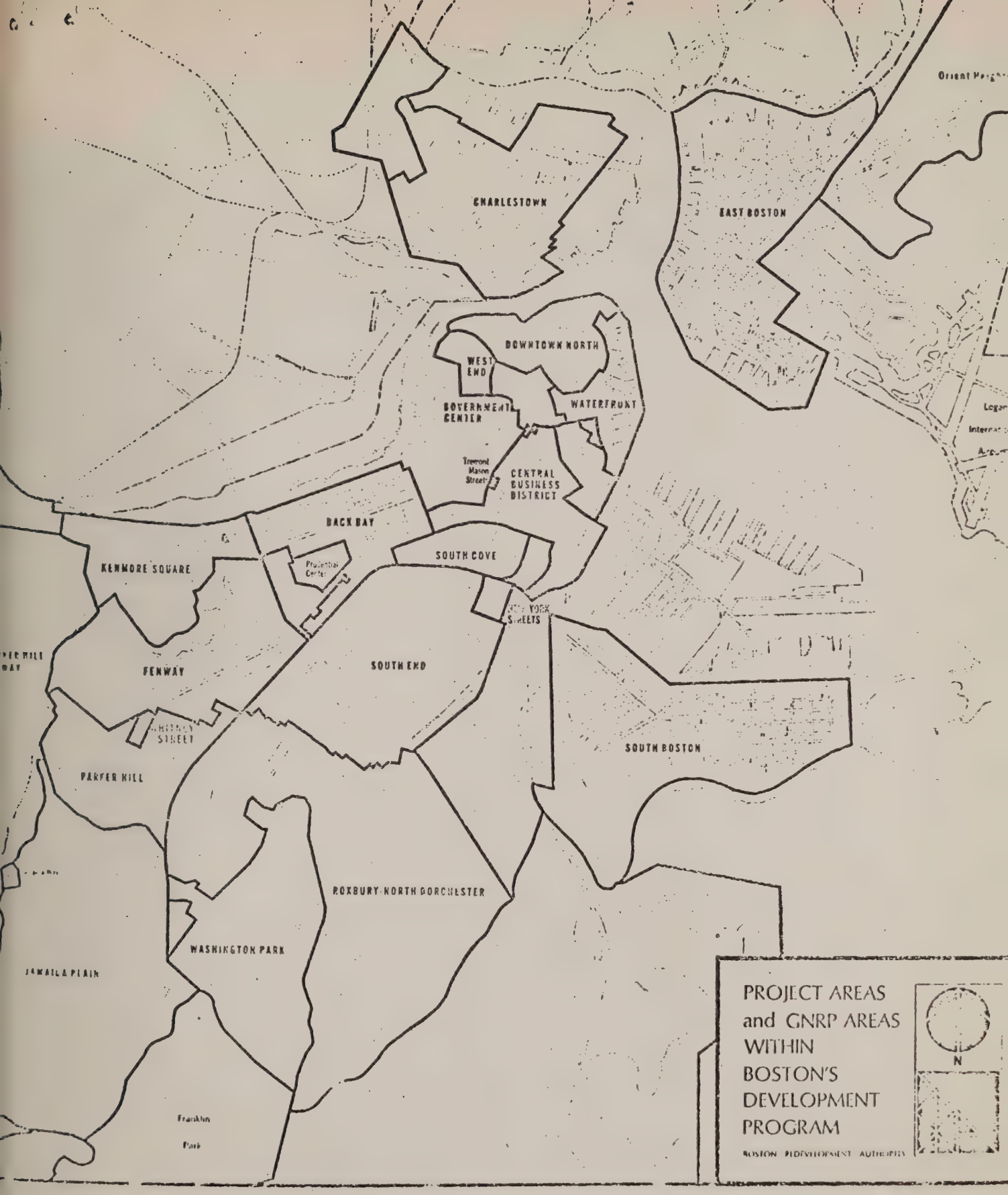
	Properties	Dwelling Units	Rehab Cost
Total Workload	1,430	5,782	-
Surveys Completed	1,428	5,776	-
Rehab Completed			
Residential	1,007	4,403	$14,567,685
Non-Residential	9	-	118,700
Mixed-Use	2	-	49,750
Committed/Underway			
Residential	17	71	450,746
Non-Residential	1	-	20,000
Mixed-Use	-	-	-
Standard Property			
Residential	305	1,009	-
Non-Residential	9	-	-
Mixed-Use	1	-	-
Subject to Acquisition			
Residential	30	98	-
Non-Residential	2	-	-
Mixed-Use	-	-	-
Total	1,383	5,581	$15,206,881

Description of Financing

FHA 220			
Residential	1[illegible]	751	$ 2,121,099
Non-Residential	-	-	-
Mixed-Use	1	-	49,000
FHA 221			
Residential	99	1,609	9,752,540
Non-Residential	-	-	-
Mixed-Use	1		20,500
Conventional			
Residential	117	344	771,958
Non-Residential	1		80,000
Mixed-Use	1	-	-

WASHINGTON PARK SUMMARY (Cont.)

Description of Financing	Properties	Dwelling Units	Rehab Cost
V.A.			
Residential	9	23	$ 39,400
Non-Residential	-	-	-
Mixed-Use	-	-	-
115 Grant			
Residential	58	111	115,865
Non-Residenti l	1	-	1,500
Mixed-Use	-	-	-
312 Loan			
Residential	89	267	743,713
Non-Residential	1	-	-
Mixed-Use	-	-	-
115/312 Combo			
Residential	18	38	81,693
Non-Residential	-	-	-
Mixed-Use	-	-	-
Private Funds			
Residential	447	1,331	1,392,163
Non-Residential	8	-	36,700
Mixed-Use	1	-	750
Total	1,036	4,474	$15,206,881


CHARLESTOWN
EAST BOSTON
DOWNTOWN NORTH
WEST END
GOVERNMENT CENTER
WATERFRONT
Tremont Mason Streets
CENTRAL BUSINESS DISTRICT
BACK BAY
Prudential Center
SOUTH COVE
KENMORE SQUARE
YORK STREETS
FENWAY
SOUTH END
HARVARD STREET
PARKER HILL
SOUTH BOSTON
ROXBURY-NORTH DORCHESTER
WASHINGTON PARK
JAMAICA PLAIN
Franklin Park
PROJECT AREAS and GNRP AREAS WITHIN BOSTON'S DEVELOPMENT PROGRAM
BOSTON REDEVELOPMENT AUTHORITY
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